
S-4274
MCMILLIN FARMS MINOR SUBDIVISION
Minor-Sketch Plan

STAFF REPORT
November 10, 2011

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner and property owner Scott McMillin, represented by Ron Wharry of Moses Surveying, is seeking primary approval for a 2 lot subdivision on 4.68 acres, located on the west side of CR 550 W, approximately 1/3 mile north of CR 1000 S, in Jackson 08 (SW) 21-5.

AREA ZONING PATTERNS:

The site is zoned AA, Select Agricultural as is all surrounding property.

The parent tract is an 80 acre property that has been divided into a 70 acre and a 10 acre tract. There are existing houses on each of these tracts which will now be located on these proposed lots. The remaining acreage from the ten acre tract will need to be attached through an exemption E deed to the adjacent property.

AREA LAND USE PATTERNS:

Besides the two houses, there is an assortment of farm buildings located on site. Surrounding land is farmed.

TRAFFIC AND TRANSPORTATION:

CR 550 W is classified as a rural local road by the adopted *County Thoroughfare Plan*. There is an existing shared driveway that will remain in use. A driveway easement has been shown in favor of any future property owners of Lot 2. The County Highway Department is not requiring the platting of a "no vehicular access" statement.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

A letter from the County Health Department states that, "Each lot has an existing single family dwelling located on it at this time and both homes share the existing water well. No records of the sewage disposal systems are on file. Adequate area on each lot is available to make repairs if required."

The drainage for this subdivision request has been approved by the County Surveyor's Office.

CONFORMANCE WITH UZO REQUIREMENTS:

Setbacks shown are correct; the 9' side setback shown is 3' more than the ordinance requires. No buffering is required; lot area is sufficient. The lot width, measured at the

front building setback line, meets the 100' lot width requirement in the AA zone.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. The street addresses and County Auditor's Key Number shall be shown.
5. Because the water well for both houses is located on Lot 1, an easement connecting the well to Lot 2, ensuring future property owners right to use it, is required.